

It is the main contractors responsibility to ensure that all Health and Safety matters are carried out on site and the necessary actions undertaken to protect the general public, visitors and site operatives whilst construction is taking place.

A trial hole may be required on site prior to construction taking place to assess the suitability of the ground and its load bearing capacity on site approval may be required. In conditions where an infill site as occurred tests for gases must also be carried out prior to construction taking place and adequate provisions made.

An inspection of all the existing drainage system must be carried out to assess the suitability to take the additional requirements imposed on it by the new extension.

All dimensions to be checked on site prior to commencement of the project

If trees are in close proximity then provision must be made to protect foundations and drainage on site inspection required.

DEMOLITION, MATERIALS AND WORKMANSHIP.

Prior to the construction work-taking place a small amount of demolition work will have to be undertaken allow for the removal of all waste materials from site.

Protecting the buildings from dust and damage. Maintain and security of building at all times. All materials, goods and workmanship to appropriate B.S. Contractor to verify all dimensions on site and agree all details to clients satisfaction before commencement of works. All finishes to be made good and all debris removed from site. Position and number power points, lighting points, wall lights and switches to be decided by client All works to comply fully with building regulations.

Reference should be made to Building Regulations and the NHBC. Handbook for compliance. All materials and workmanship to relevant and current British Standards and Codes of practice. Specified items may be substituted where approved as an alternative.

RADON PROTECTION

Basic radon protection to be provided via the 1200gauge damp proof membrane linked with a suitable cavity tray with weep holes @ 900 mm centres. All penetrating pipes and joints to the 1200 gauge d.p.m. to be suitably taped and sealed. **IF REQUIRED.**

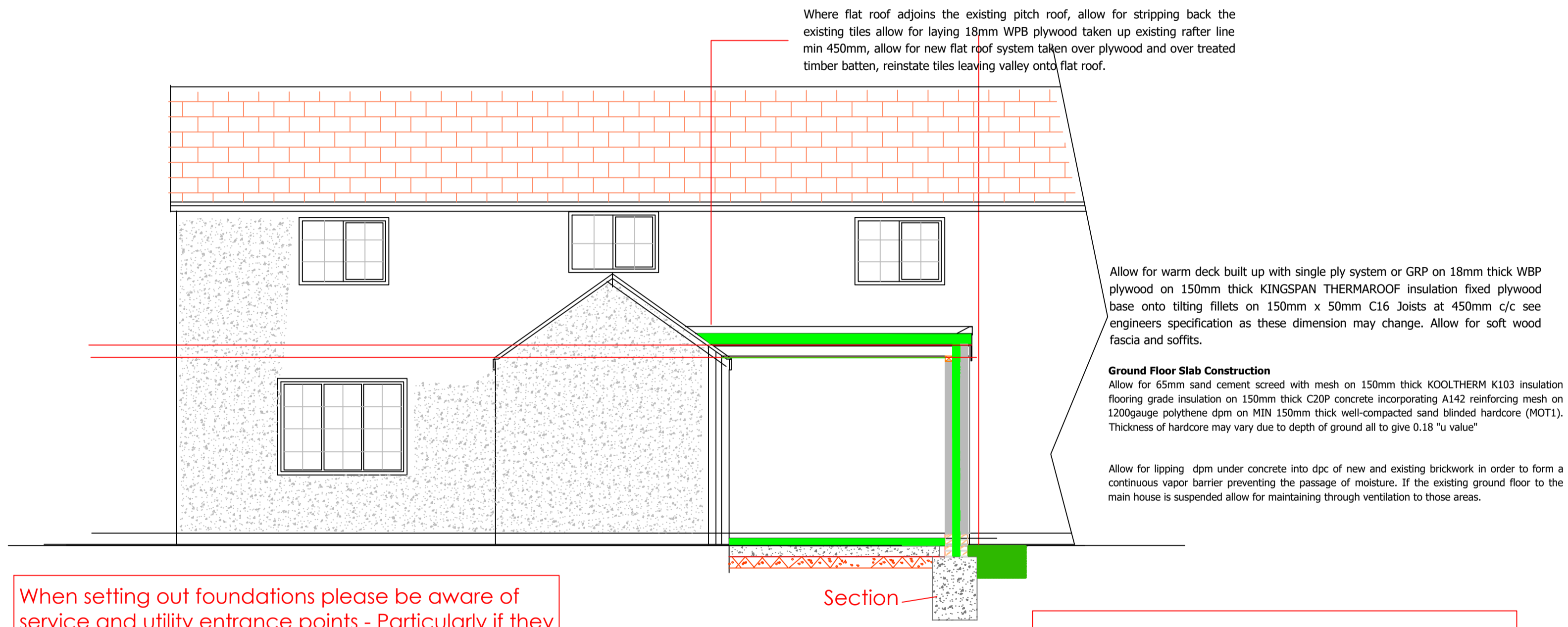
On completion of the work the council will require an appropriate BS7671 Certificate

Special Notes:

All dimensions must be checked on site prior any construction taking and particular attention must be made to the existing boundary position and boundary line. Under no circumstances

must the boundary line be built over or encroached upon. Due to the location of work a party wall notice **must be served to the adjacent property.**

It is also important to note that a principle designer be appointed to manage the project and all health and safety matters be adhered too. On site safety records and documentation must be kept and recorded



When setting out foundations please be aware of service and utility entrance points - Particularly if they are required to pass through concrete foundations.

Depth of foundations may vary due to ground levels

ST DENOTES STRAPPING AS PART A - Allow for horizontal strapping where joist or rafters run 90 degrees to walling, allow for 30mm x 5mm galv straps at floor and ceiling level carried over 3no: trusses supported on soft wood noggins

STL Denotes steel over see engineers detail and specification. All steel must be encased in plaster board to min 30mins protection

A1 - Allow for strapping to wall plate and at ceiling level, allow for 30mm x 5mm galvanized straps carried down min 600mm and fixed to walling.

Foundations see note above

Foundations to be taken down minimum 1000mm below ground level or suitable load bearing strata, subject to on site inspection and approval. 600mm wide trench fill foundations to within 150mm ground level to all cavity walling, allow for C20P concrete. Site may be subject to the Local Authority soil investigation report this may be required to assess the ground conditions and approve foundations and to check for harmful gases if signs of infill have occurred. **Please note that all foundations must be taken down below any existing drain invert levels. Allow for building over with all brick/block work supported with lintels allow for flexible sealant around any bridging effect, see S.T. detail and specification**

Cavity Wall Construction.

Build off foundations with blue brick upto dpc level, outer skin block work render finish to match main building allow for 100mm wide cavity in filled with 90MM KOOLTHERM K106 or similar approved insulation with inner leaf of dense concrete block work finished internally with 12.5mm plaster board on dabs and skim finish. allow for tying both the outer and inner leaf across cavity with stainless steel cavity ties 900mm horizontally and 450mm vertically allow for infill cavity with glass fibre cavity batts all cavities to be closed around reveals and at wall plate level, incorporating horizontal and vertical DPC'S all to give 'u value' of 0.18w/m2

Windows/Doors

All windows to be double glazed units Pilkington K glass with ventilation system giving 4000mm sq of background ventilation and "u value" 1.4 see pt L Where glazing is less than 900mm from floor level allow for toughened safety glass to be incorporated including all doors and windows.

Drainage.

All gutters and down pipes to be UPVC gutters to be 110mm and 63mm down pipes discharging into soak away min 5.2 m away from house and building allow for pecculation test

All new drain runs to be super sleeve or similar approved with flexible joints laid on pea gravel between 1:60 to 1:40 fall where pipes pass through walling allow for lintels over and ensure that all foundations go below all drain invert levels. Where drains pass under drive ways or paths allow for concrete over to prevent damage to the drainage system. see pt H building reg doc

Allow for all surface water to be discharged into soak away min 5.2 m away from main building. The proposed soak away will be subject to percolation test

Electrical / Heating.

All electrical work required meeting the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person. Then either prior to completion the council must be satisfied that An electrical installation certificate issued under a competent person scheme will be issued or an appropriate electrical installation certificate has been issued for the work and been signed by a person competent to do so. Allow for smoke detectors to be fitted to BS5839-6 2994

Lighting

75 % of lighting to have a luminous efficacy greater than 40 lumens per circuit-watt. (Not gls tungsten lamps with Bayonet cap or Edison screw base.)

Lintels.

All lintels to be as per catnic standard catalogue to suit cavity construction incorporating insulation to prevent cold bridging effect with min bearing of 150mm to either side of opening for catnic lintel coding see manufactures specification of required type.

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Project: Proposed Kitchen Extension

Title: Section

Drawn by: Simon Gee Designs
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